



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE June 17, 2005 LOCAL EFFECTIVE DATE July 1, 2005 APPROX FINAL EFFECTIVE DATE July 22, 2005	CONTACT/PHONE Kerry Brown, Project Manager 781-5713	APPLICANT Richard West	FILE NO. DRC2004-00191
SUBJECT A request by Richard West for a Minor Use Permit/Coastal Development Permit to allow the construction of a 2,472 square foot single-family residence with a detached 600 square foot guesthouse. The project will result in the disturbance of approximately 14,500 square feet of a 1 acre parcel. The proposed project is within the Agricultural land use category and is located at 18710 Cabrillo Highway on the east side of Highway One, approximately 3/4 mile south of Ragged Point Inn, approximately 15 miles north of the San Simeon Village area in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/ Coastal Development Permit DRC2004-00191 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION An Addendum to the previously approved Mitigated Negative Declaration has been prepared for the project (approved with previous Minor Use Permit D000133).			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Geologic Study Area, Local Coastal Program	ASSESSOR PARCEL NUMBER 011-021-010	SUPERVISOR DISTRICT 2
PLANNING AREA STANDARDS: Site Selection <i>Does the project meet applicable Planning Area Standards? Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Plan; Geologic Study Area <i>Does the project conform to the Land Use Ordinance Standards? Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Vacant with previously graded driveway	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture / residence <i>East:</i> Agriculture / residence <i>South:</i> Agriculture / residence <i>West:</i> Agriculture / Highway 1/Pacific Ocean	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, CDF, Cal Trans, California Coastal Commission, and the Regional Water Quality Control Board	
TOPOGRAPHY: Steeply to moderately sloping	VEGETATION: Grassland, conifers
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: County Fire / CDF	ACCEPTANCE DATE: April 12, 2005

DISCUSSION

PROJECT HISTORY

The proposed single family residence and guesthouse (under the name of West) is the site of a previously approved single family residence and guesthouse (D000133P: Hennessy). The Hennessy project was approved on September 20, 2002. The Hennessy project was appealed by the Coastal Commission. The appeal was withdrawn after the applicant agreed to minor changes and conditions (a deed restriction requiring screening of the residence was required). Mr. Richard West purchased the property from the Hennessy's with the intent of pulling a building permit under the previous land use approval. However, it was later determined that the septic system was not feasible and the building permit could not be issued. Mr. West then filed a new Minor Use Permit application with a new septic design.

A Mitigated Negative Declaration was prepared for the Hennessy project. Mitigation measures included aesthetics, geology, and wastewater. An Addendum has been prepared for the West project addressing the change to the septic system.

PLANNING AREA STANDARDS:

Site Selection

Primary site selection for new development shall be locations not visible from Highway 1. The proposed single family residence is located in this northeast corner, in the area of gentler slopes. Due to the configuration of the lot and the highway, this area is the least visible location from Highway 1. Development at this location will be significantly above the level of the highway traveler (55-70 feet). Northbound travelers will catch a glimpse of the development above and to the east. The development will not be visible for southbound travelers. Despite the minimal visibility, excessive height, bulk, colors or lighting could draw attention to the development and increase visibility. To reduce visual impacts from the development mitigation measures include landscaping (with deed restriction to screen the residence and guesthouse), colors, and a lighting plan.

LAND USE ORDINANCE STANDARDS:

Section 23.07.080 - Geologic Study Area

The project parcel is within a mapped geologic study area. The topography of the project is steeply to moderately sloping. The area proposed for development is within the Geological Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low. The project is approximately 500 feet east of the area of the Hosgri-San Simeon-San Gregorio fault (a designated Alquist Priolo Special Studies Zone). A landslide has also been identified in the same area. An Engineering Geology Investigation (Geosolutions; 11/7/00) was prepared for the site. The investigation identified that the ridge on which the development is proposed is favorable from a geologic standpoint due to near surface bedrock and lack of liquefaction or landslide hazards. However, due to its proximity to the identified fault zone, it is recommended that an engineering geologist observe construction trenching to assure that no fault indications are uncovered.

COASTAL PLAN POLICIES:

Public Works:

Policy 1: Availability of Service Capacity applies to the project. *The applicant has demonstrated that adequate public service capacities are available to serve the proposed project because the applicant will be required to demonstrate that adequate water is present and that the site is suitable for a septic system.*

Agriculture:

Policy 4: Siting of Structures applies to the project. The proposed site is located in an Agriculturally zoned property, however due to steep slopes, small parcel size, and lack of prime soils no agricultural uses occur on the property.

Coastal Watersheds:

Policy 7: Siting of new development: The proposed project is consistent with this policy because the residence and guesthouse will not be located on slopes under 20% and it is not in an environmentally sensitive habitat area.

Policy 8: Timing of new construction: The proposed project is consistent with this policy because the new residence and guesthouse have been evaluated relative to potential erosion and sedimentation problems and mitigation measures have been adopted.

Policy 10: Drainage Provisions: The proposed project is consistent with this policy with conditions of approval.

Visual and Scenic Resources:

Policy 1: Protection of Visual and Scenic Resources. The proposed project is consistent with this policy because the residence and guesthouse has been sited in the least visible area of the site.

Policy 2: Site Selection for New Development. The proposed project is consistent with this policy because the residence and guesthouse has been sited in the least visible area of the site.

Policy 4: New Development in Rural Areas. The proposed project is consistent with this policy because the residence and guesthouse has been sited in the least visible area of the site and vegetation will be used to screen the residence and guesthouse

Policy 5: Landform Alteration. The proposed project is consistent with this policy because all grading and landform alteration will be minimized and will be re-contoured with the natural terrain.

AGENCY REVIEW:

The County Planning Department contacted various agencies for their comments on the proposed project.

County Public Works Department - Drainage plan may be required. Road fees will be due.
Recommend encroachment permit from Cal Trans.

Cal Trans – Encroachment permit. Concerns about grading/drainage activities (see attached referral).

Agricultural Commissioner's Office - Less than significant impact to agricultural resources

CA Coastal Commission - No response.

CDF - sent an approved fire plan dated February 14, 2001.

LEGAL LOT STATUS:

The lot was legally created by certificate of compliance at a time when that was a legal method of creating lots.

Staff report prepared by Kerry Brown and reviewed by Matt Janssen.

EXHIBIT A - FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been prepared and adopted for the project (July 19, 2002). Mitigation measures are proposed to address aesthetics, geology and wastewater and are included as conditions of approval. An Addendum (pursuant to CEQA Guidelines Section 15164) has also been prepared for this project.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is allowed in the Agriculture land use category.
- C. As conditioned, the proposed project or use satisfies/does not satisfy all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the single family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the residence is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on an arterial road (Highway 1) constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The project site is not located between the first public road and the ocean and is not within an urban reserve line, therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the construction of a 2,472 square foot single-family residence with a detached 600 square foot guesthouse, approximately 8,000 square feet of driveway and a septic system.

Conditions required to be completed at the time of application for construction permits

Site Development

2. Plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. The applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored. The plan shall indicate all exterior light locations. All exterior lights shall be shielded from view of Highway 1 and the Pacific Ocean.

Fire Safety

4. All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Services

5. The applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
6. The applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Aesthetics

7. The applicant shall demonstrate that the project is consistent with the submitted site plan and elevations including:
 - ❖ Location of structures in the least visible, northeast portion of the lot.
 - ❖ Use of excavation to lower structure on lot.
 - ❖ Structures predominantly single story (with the exception of the area where the garage is located in the "understory").
 - ❖ Location of the guest house as close as practicable to the main house (no further than 60 feet).
 - ❖ Roof pitch of both structures at no steeper than 5:12.

Conditions to be completed prior to issuance of a construction permit

Fees

8. The applicant shall pay all applicable school and public facilities fees.

Public Works

9. The applicant meet all requirements of the County Public Works Department.

Cal Trans

10. The applicant shall obtain an encroachment permit from the California Department of Transportation (CalTrans).

Aesthetics

11. The applicant shall submit a revised color board showing exterior colors and surface materials. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.
12. The applicant shall record a deed restriction requiring the installation and maintenance of landscape screening (from Highway 1). The landscape screening shall screen the project within 5 years of completion of the project and shall be maintained for the life of the development.

Geology and Soils

13. The applicant shall submit a Sedimentation and Erosion Control Plan, prepared and signed by a Registered Civil Engineer, that addresses both temporary and long-term sedimentation and erosion control measures. The plan shall include but not be limited to the following measures:
 - **Slope surface stabilization:** Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect exposed erodible areas during construction. Earth or paved interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
 - **Erosion and sedimentation control devices:** In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water.
 - **Final erosion control measures:** All surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion within 30 days after completion of grading, unless the graded areas are covered with impervious or other improved surfaces authorized by approved plans.
 - **Control of off-site effects:** All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties. Special attention shall be given to assure no material is deposited on Highway 1.
14. **Prior to any site disturbance**, the applicant shall submit to the County for review and approval (in consultation with Caltrans), a Drainage Plan, prepared by a Registered Civil Engineer, that evaluates: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems; and 2) estimates of existing and increased runoff resulting from the proposed improvements.

Conditions to be completed during project construction

Building Height

15. The maximum height of the project is 24 feet as measured from average natural grade.
- a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Conditions to be completed prior to occupancy or final building inspection / establishment of the use

Aesthetics

16. The applicant shall demonstrate compliance with the approved color board showing exterior colors and surface materials.
17. The applicant shall install the tree planting as identified in the approved site plan.

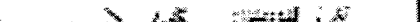
Geology and Soils

18. The Registered Civil Engineer shall verify that the recommendations of the Drainage Plan and the Sedimentation and Erosion Control Plan have been incorporated into the final design and construction. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Engineer, the applicant shall execute a plan check and inspection agreement with the County, so the drainage, sedimentation and erosion control facilities can be inspected and approved before a certificate of occupancy is issued.
19. The applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
20. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

21. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

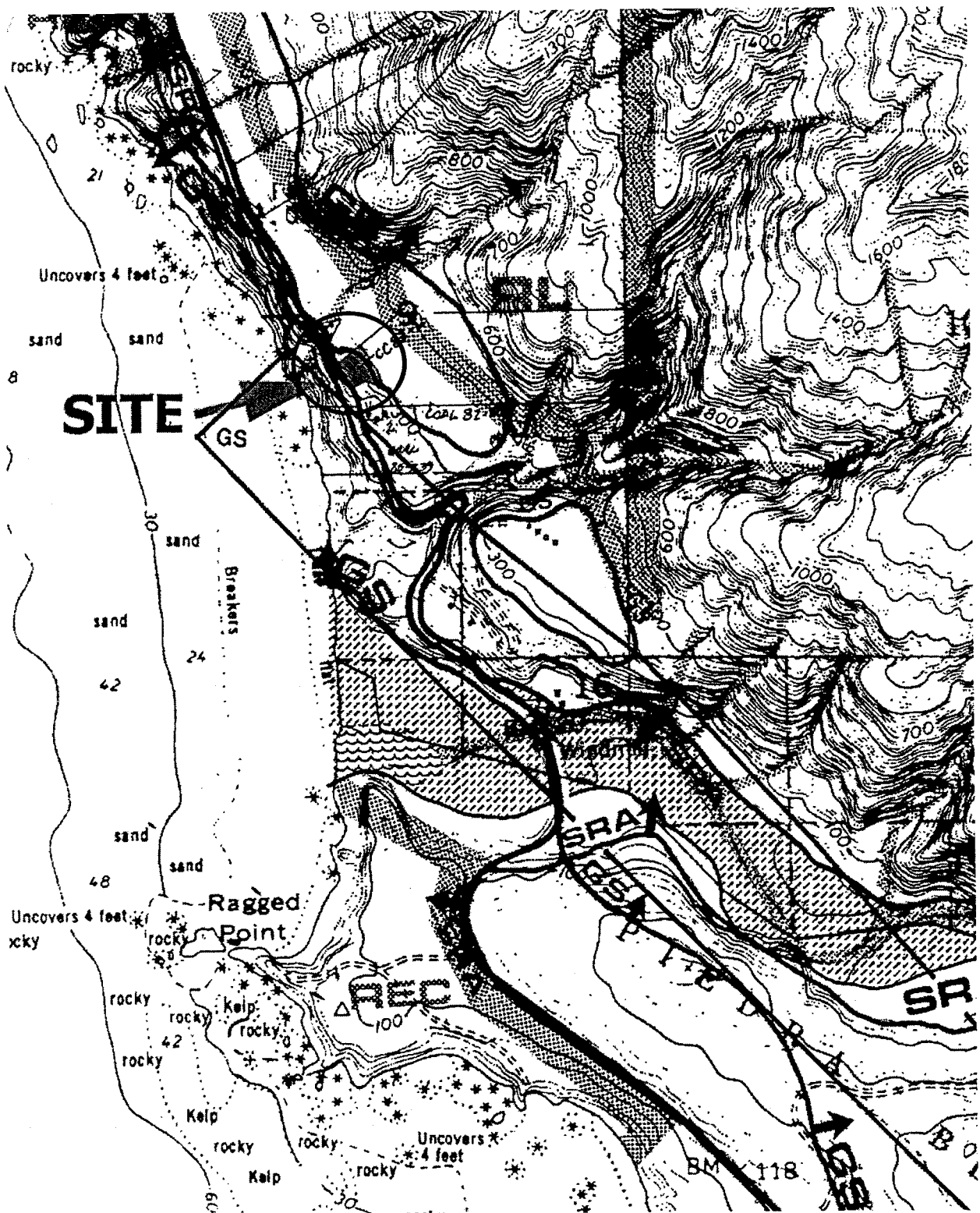
22. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.



EXHIBIT

Vicinity Map





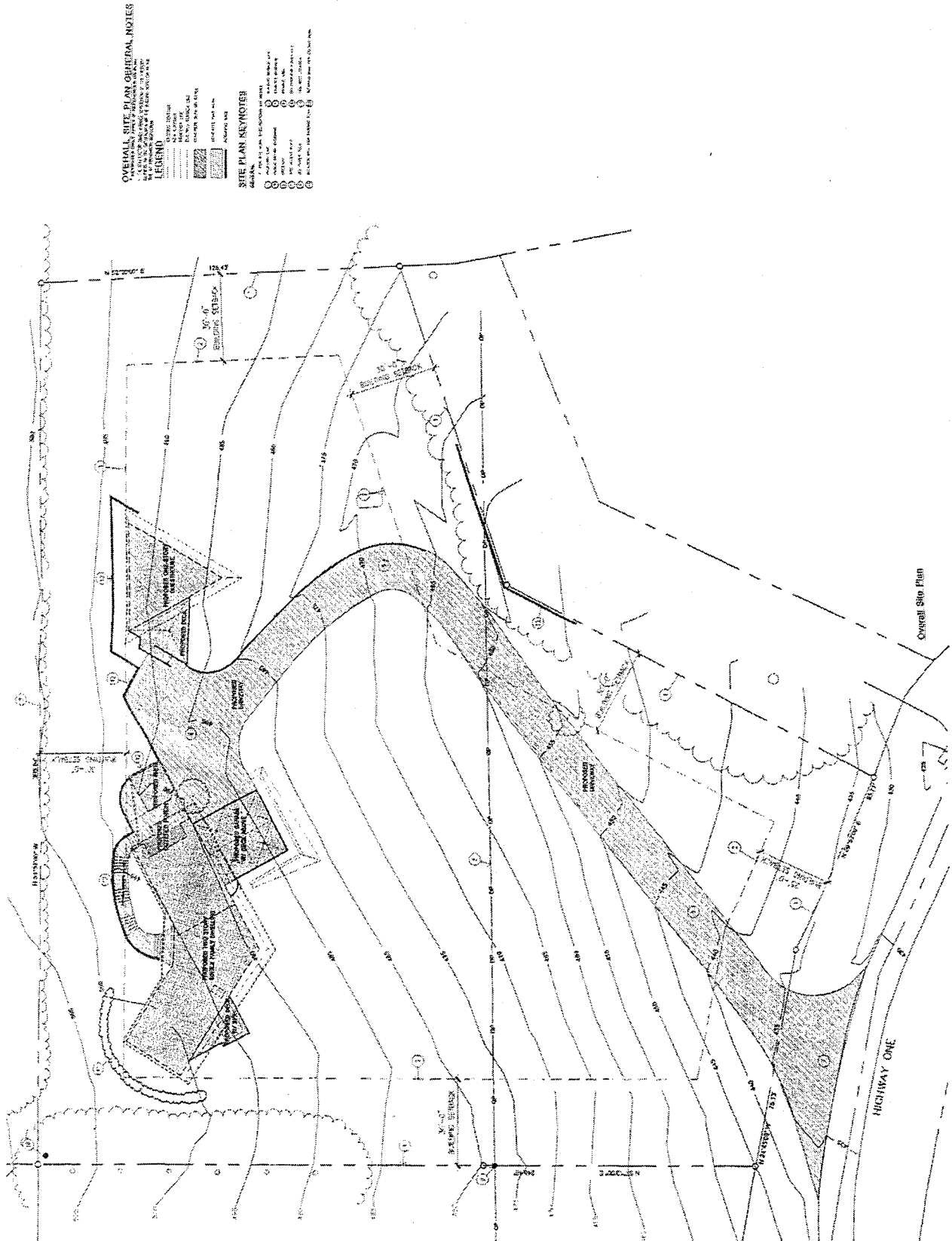
PROJECT

Minor Use Permit
West DRC2004-00191



EXHIBIT

Land Use Category Map



PROJECT

Minor Use Permit
West DRC2004-00191



EXHIBIT

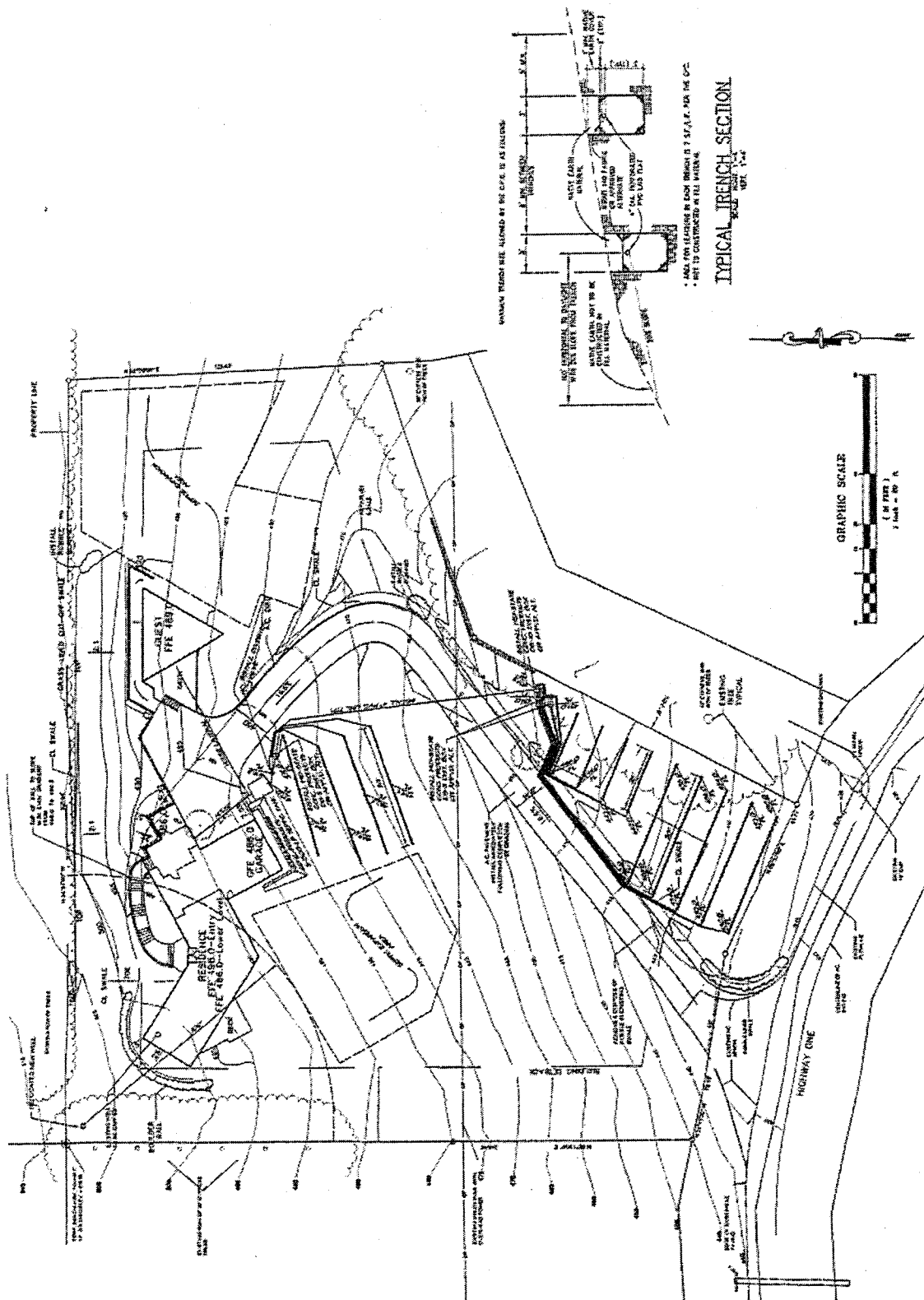
Overall Site Plan

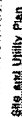
PROJECT

Minor Use Permit
West DRC2004-00191

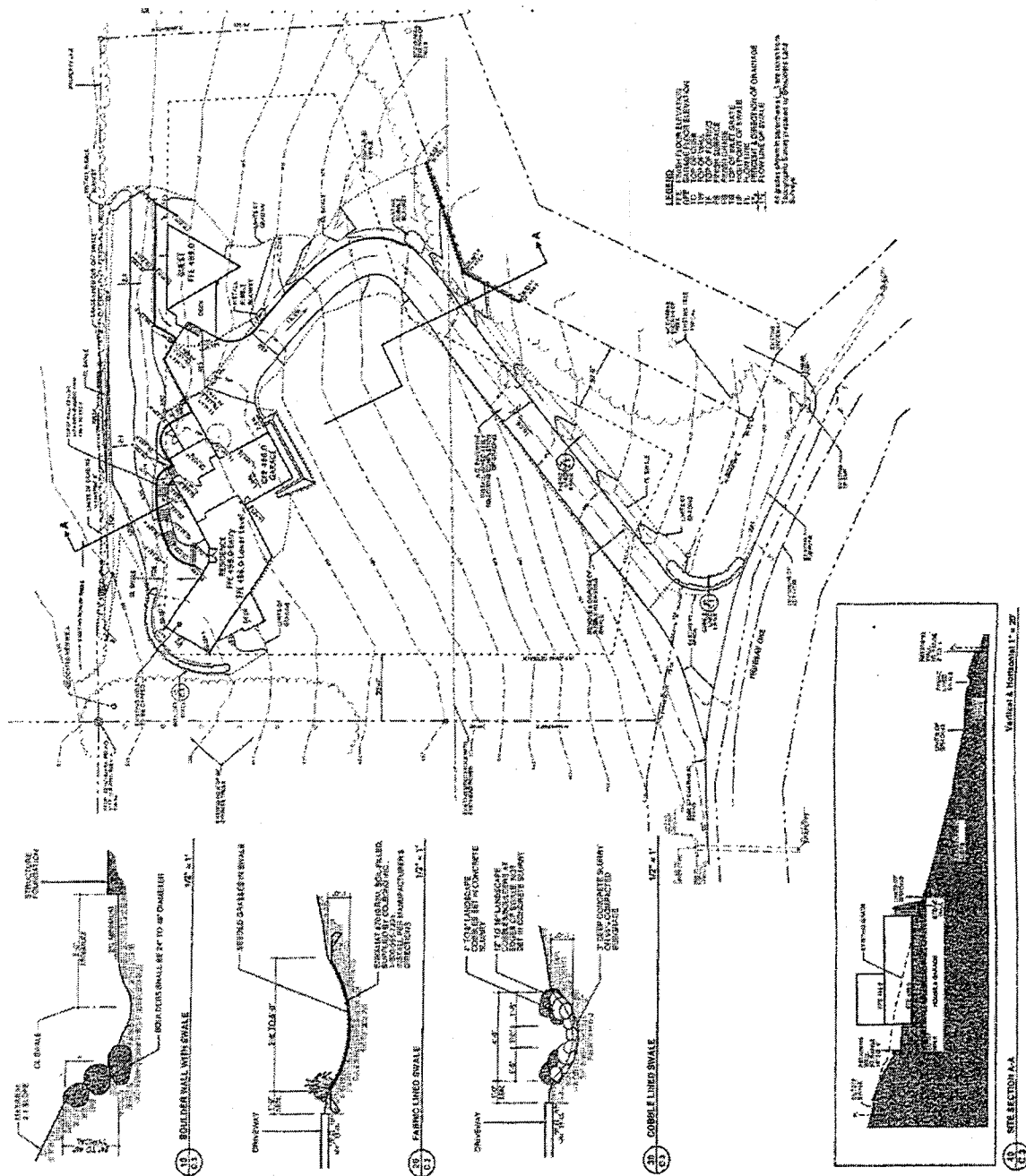
**EXHIBIT**

Septic Plan





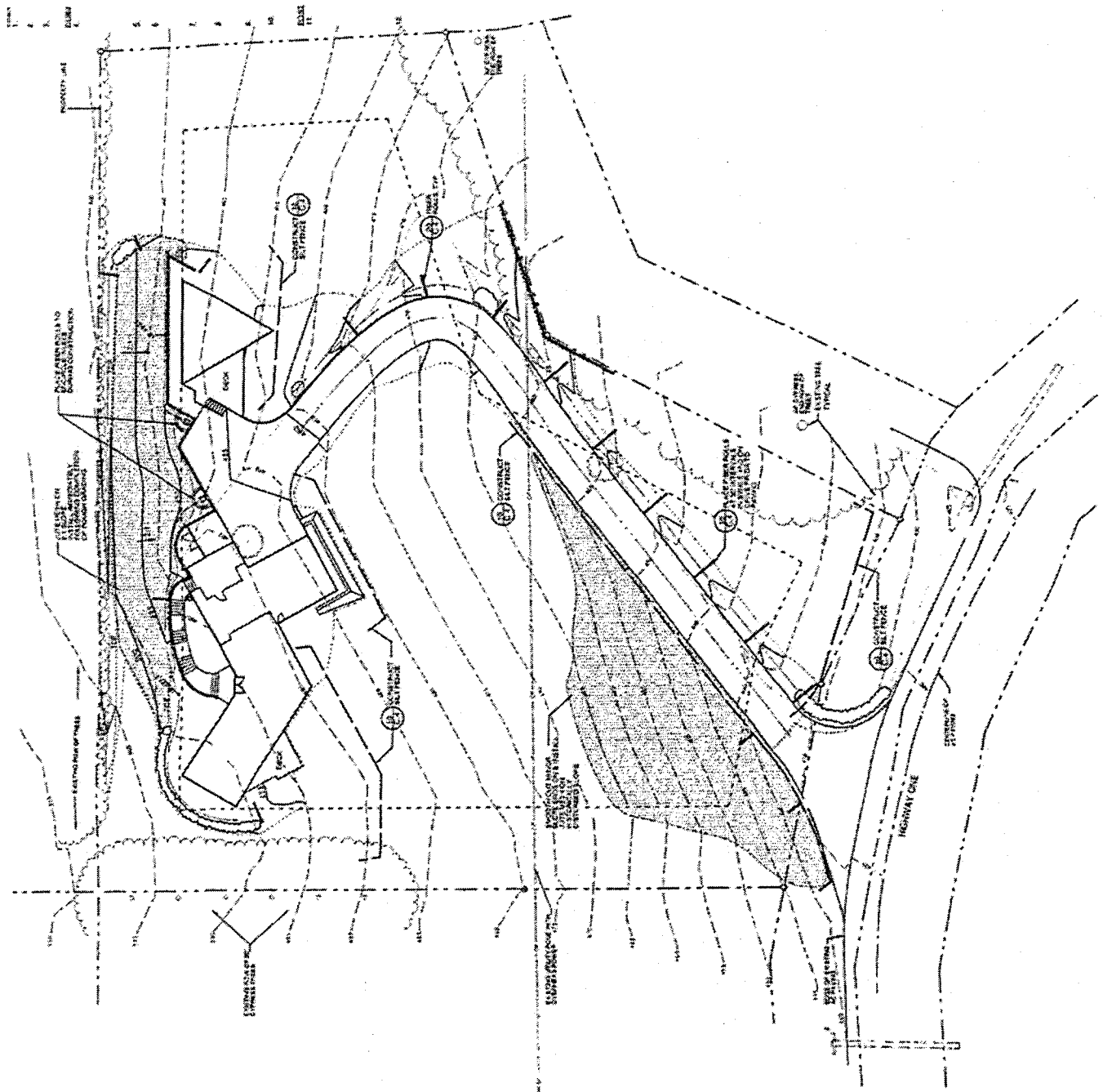
Site and Utility Plan



Minor Use Permit
West DRC2004-00191



Grading Plan



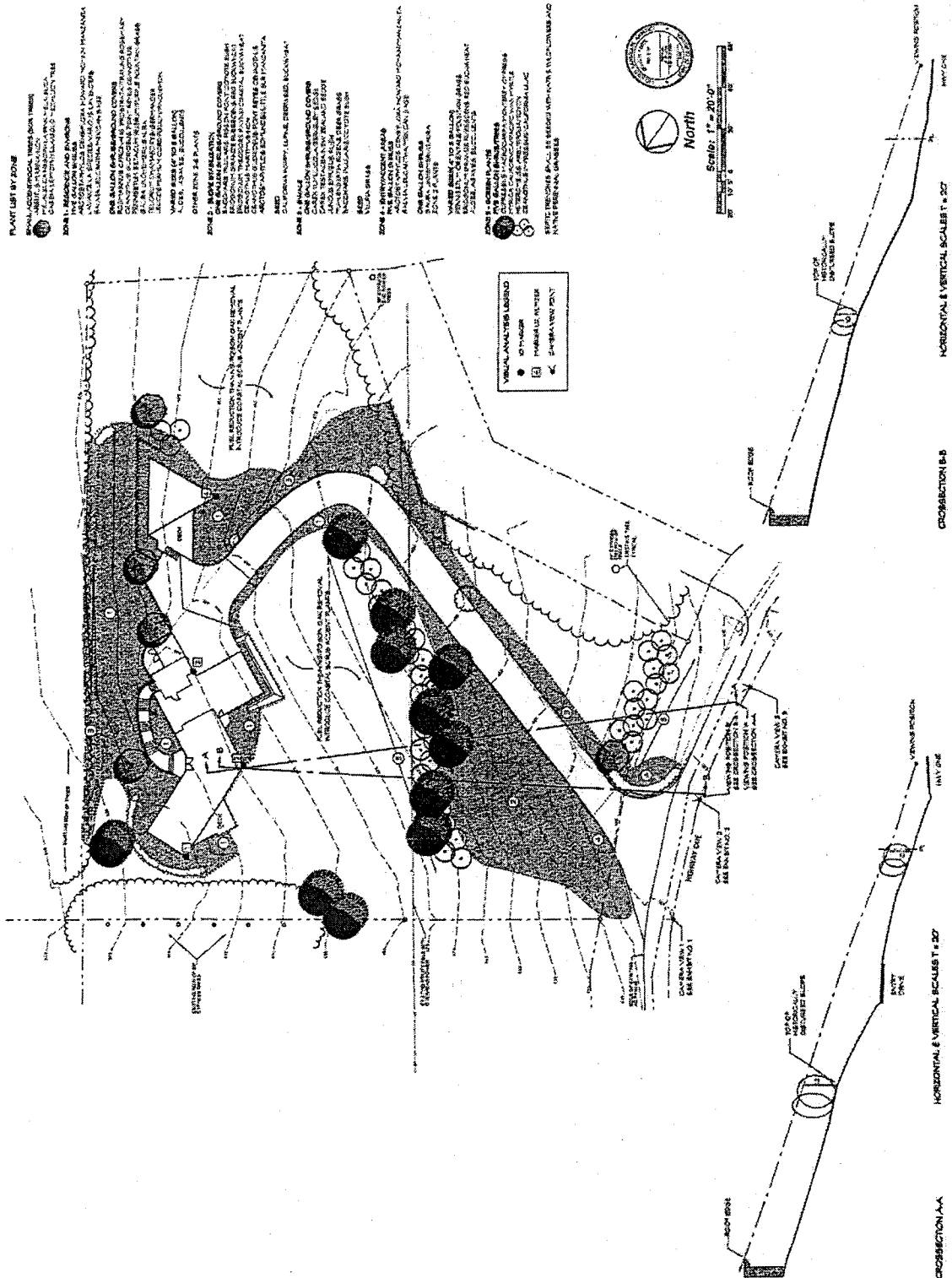
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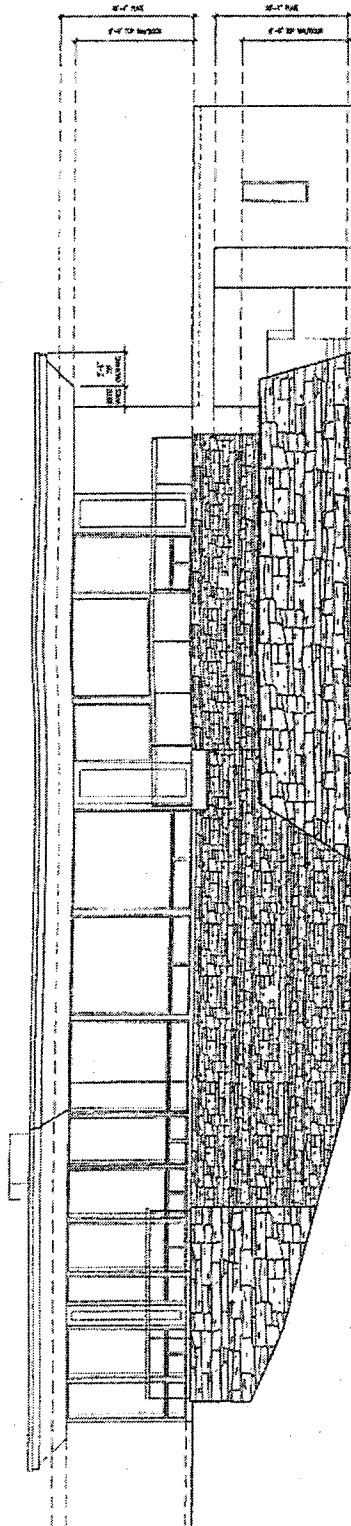
Minor Use Permit
West DRC2004-00191



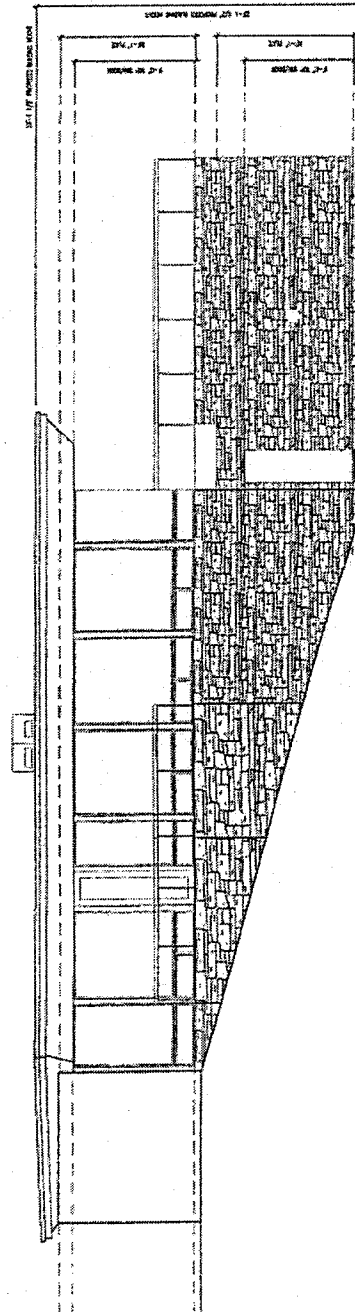
EXHIBIT

Erosion Control Plan





Front Elevation



Left Elevation

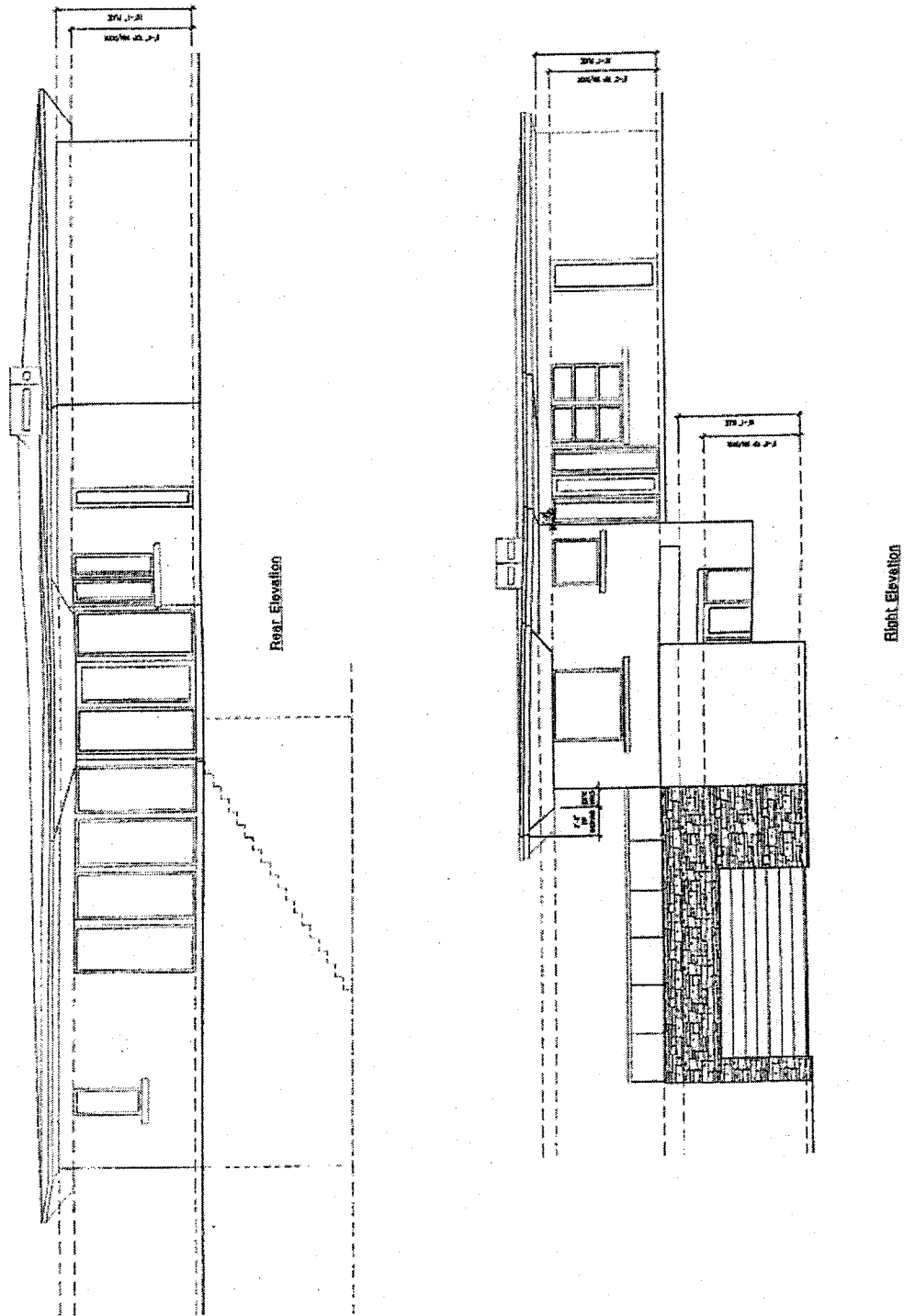
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Minor Use Permit
West DRC2004-00191



EXHIBIT

Front/Left Elevations



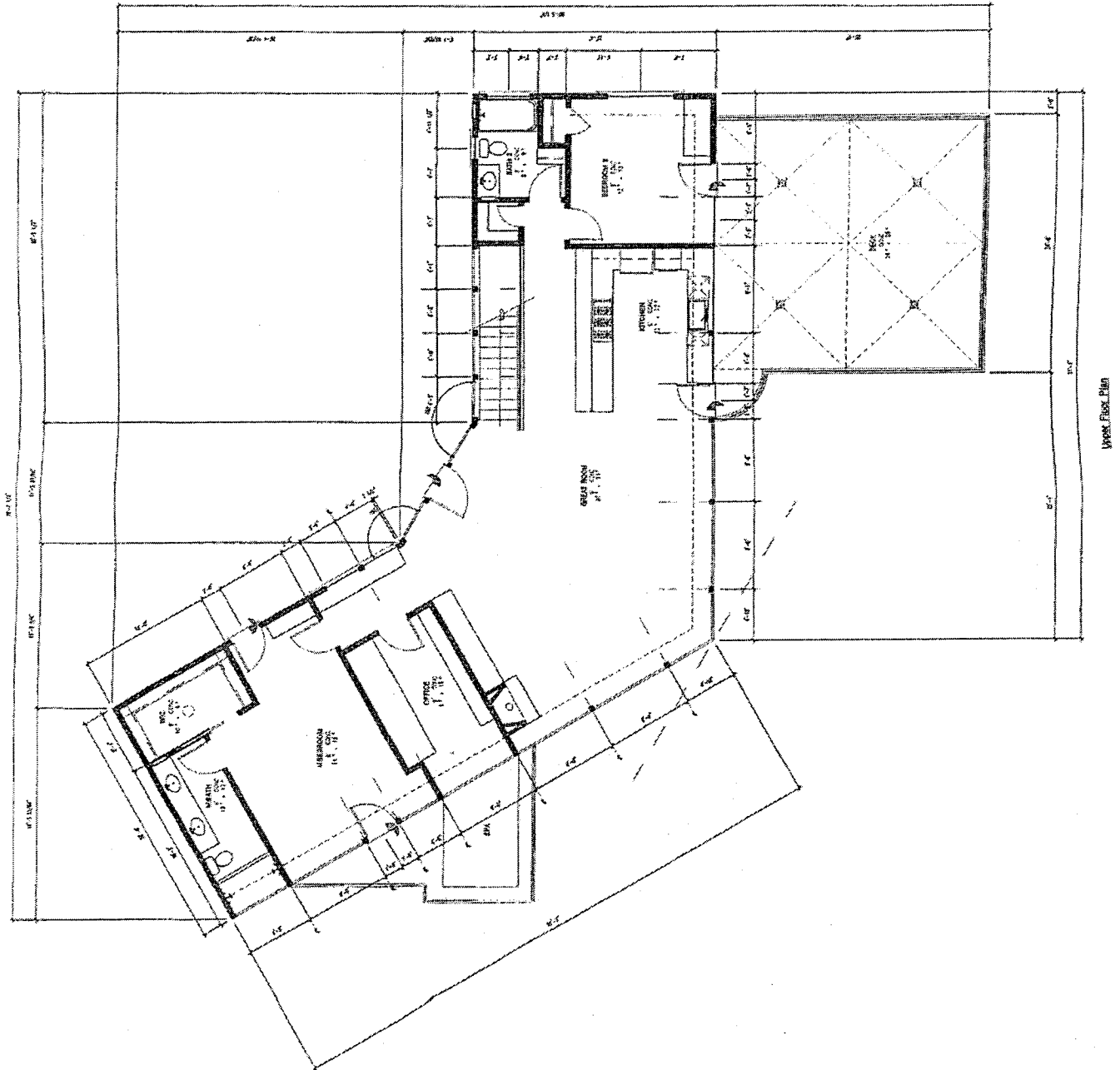
PROJECT

Minor Use Permit
West DRC2004-00191



EXHIBIT

Rear/Right Elevations



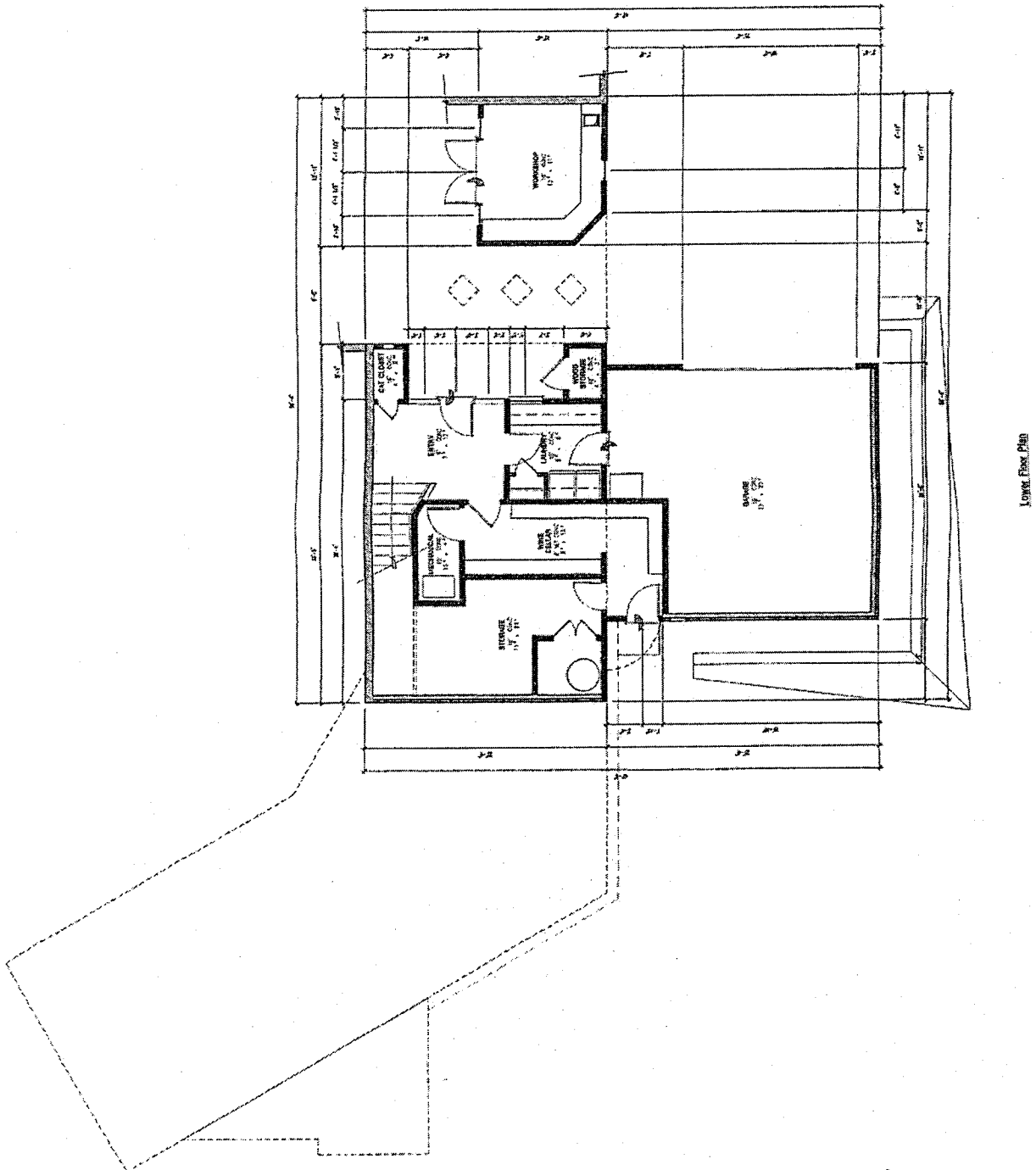
PROJECT

Minor Use Permit
West DRC2004-00191



EXHIBIT

Upper Floor Plan



Lower Floor Plan

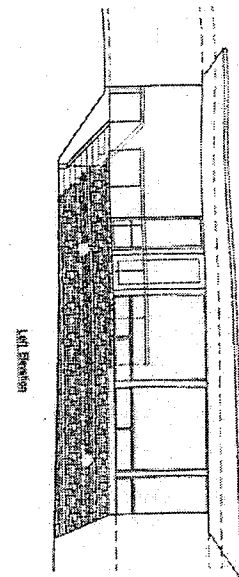
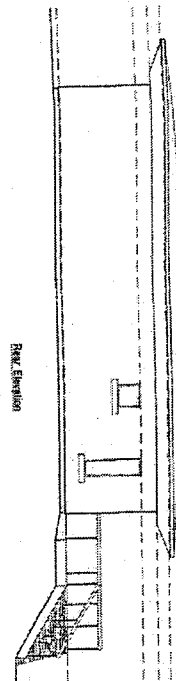
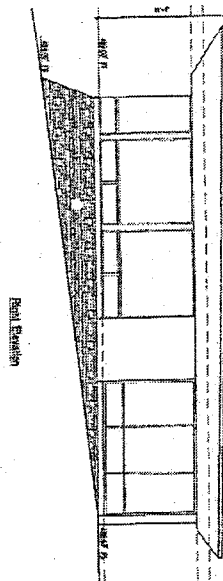
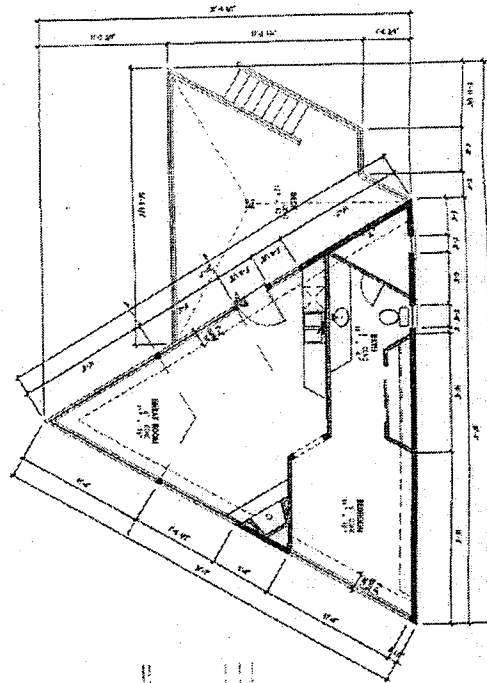
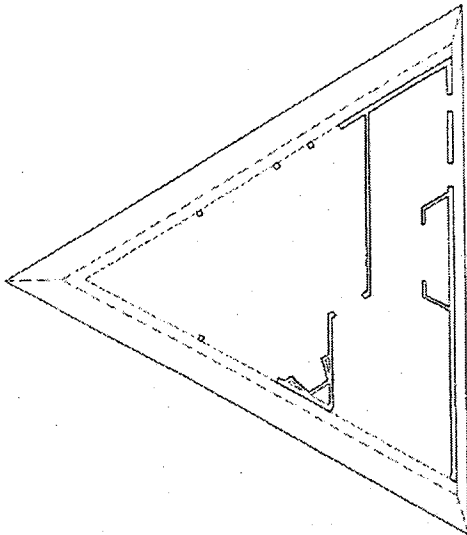
PROJECT

Minor Use Permit
West DRC2004-00191



EXHIBIT

Lower Floor Plan



Minor Use Permit
West DRC2004-00191



Guest House Site Plan, Floor Plan And Elevation



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

RECEIVED

MAR 31 2005

DATE: March 30, 2005

TO: Tammy Seale, Coastal Team

FROM: Lynda L. Auchinachie, Agriculture Department

SLO CO PLANNING & BLDG.

SUBJECT: West Minor Use Permit, DRC2004-00191 (1015)

Summary of Findings

The Agriculture Department's review finds that the proposed 2,472 square foot residence and 600 square foot guesthouse will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ☒ **Less than significant** impact(s) to agricultural resources or operations because the project will not result in the conversion of prime agricultural soils or be incompatible with existing on-site or adjacent agricultural uses.
- ☐ **No Anticipated Impact** to agricultural resources or operations.

The comments and recommendations in our report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions or would like to review a detailed report, please call 781-5914.

10



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

MAR 15 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

3/15/05

FROM

PW

WEST

FROM
70

Coastal Team
(Please direct response to the above)

DRC 2004-00191

Project Name and Number

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNED)

PROJECT DESCRIPTION:

MUP → 2,472 SF. SFD & 600 SF
guest-house w/ driveway / improvements. Located off
Cabrillo Hwy. El Raggio Point, near Cambria.
APN: 011-0216010

Return this letter with your comments attached no later than:

3/30/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Full size plans got temp. separated,
No Site Plan? OK From PHOTOS it looks like this needs an EROSION
and SEDIMENTATION CONTROL PLAN, North Coast Area "A" Road Fees will be
due with Bldg Permit.

25 MARCH 2005
Date

Goodwin
Name

5252
Phone

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3111
FAX (805) 549-3329
TDD (805) 549-3259
<http://www.dot.gov/dist05>



*Flex your power!
Be energy efficient!*

April 20, 2005

TLS

APR 22 2005

SLO 1 PM 72.11
West Minor Use Permit
DRC 2004-00191

New Project Referral

Coastal Team
Department of Planning & Building
San Luis Obispo County
County Government Center
San Luis Obispo, CA. 93408

Dear Coastal Team;

The California Department of Transportation (Department) has reviewed the above referenced document and as a result, the following comments were generated.

The site location depicted in the imaging preview has the project location being north of Ragged Point. However, the site location depicted in the APN Map corresponds to a location south of Ragged Point according to our aerial photography and post mile location photos, both of which are included as attachments to this comment letter. Please confirm if the post mile location (PM 72.11) is the correct State Route 1, ingress/egress location for this project by referring to the attachments.

It appears that a certain amount of grading/drainage work and driveway paving will need to be performed as a result of this Minor Use Permit. Please be advised that the applicant will need to apply for an encroachment permit from the Department for any work done in the State's Right of Way (R/W) as a result of these driveway improvements. The Department is also interested in the effects that the new grading/drainage activities and any resultant increases in impervious surface coverage will have on storm water runoff as it reaches SR 1. Please include drainage calculations for a 50-year storm event. It is recommended that these issues be addressed now so that there are no 11th hour surprises during the encroachment permit phase.

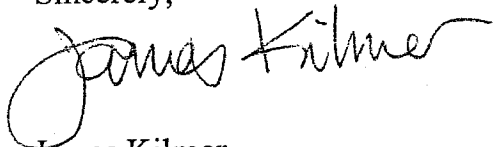
Please contact Mr. Steve Senet, Senior Permit Engineer at 549-3206 for more information regarding the encroachment permit process.

Coastal Team
April 20, 2005
Page 2

Also, please set as a condition of occupancy the requirement that the project applicant substantiate that any conditions stipulated in the encroachment permit were completed to Department standards (through a letter of acknowledgement from the Department Permits Office). The wording of this condition should further stipulate that the Department's verification letter will be submitted to the Lead Agency prior to and as a precondition of, the issuance of the Certificate of Occupancy.

Thank you for the opportunity to comment on the West Minor Use Permit. If you have any questions, please contact me at 549-3683

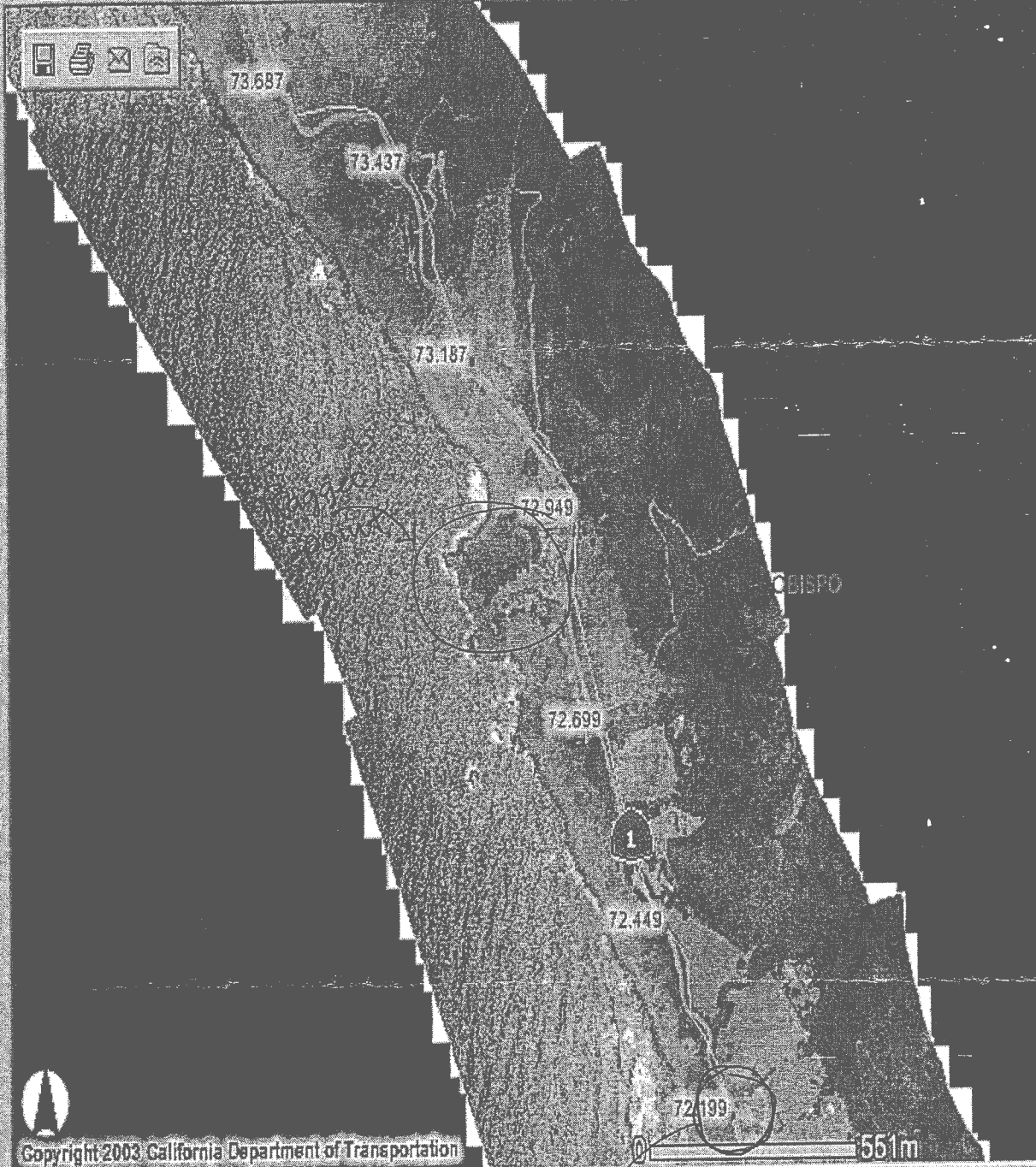
Sincerely,

A handwritten signature in black ink that reads "James Kilmer". The signature is fluid and cursive, with the first name "James" and last name "Kilmer" clearly legible.

James Kilmer
District 5
Development Review/CEQA Coordination

cc: File, D. Murray, R. Barnes, L. Wickham, S. Senet

DHIPP - San Luis Obispo County



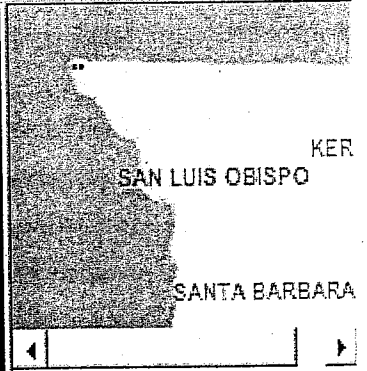
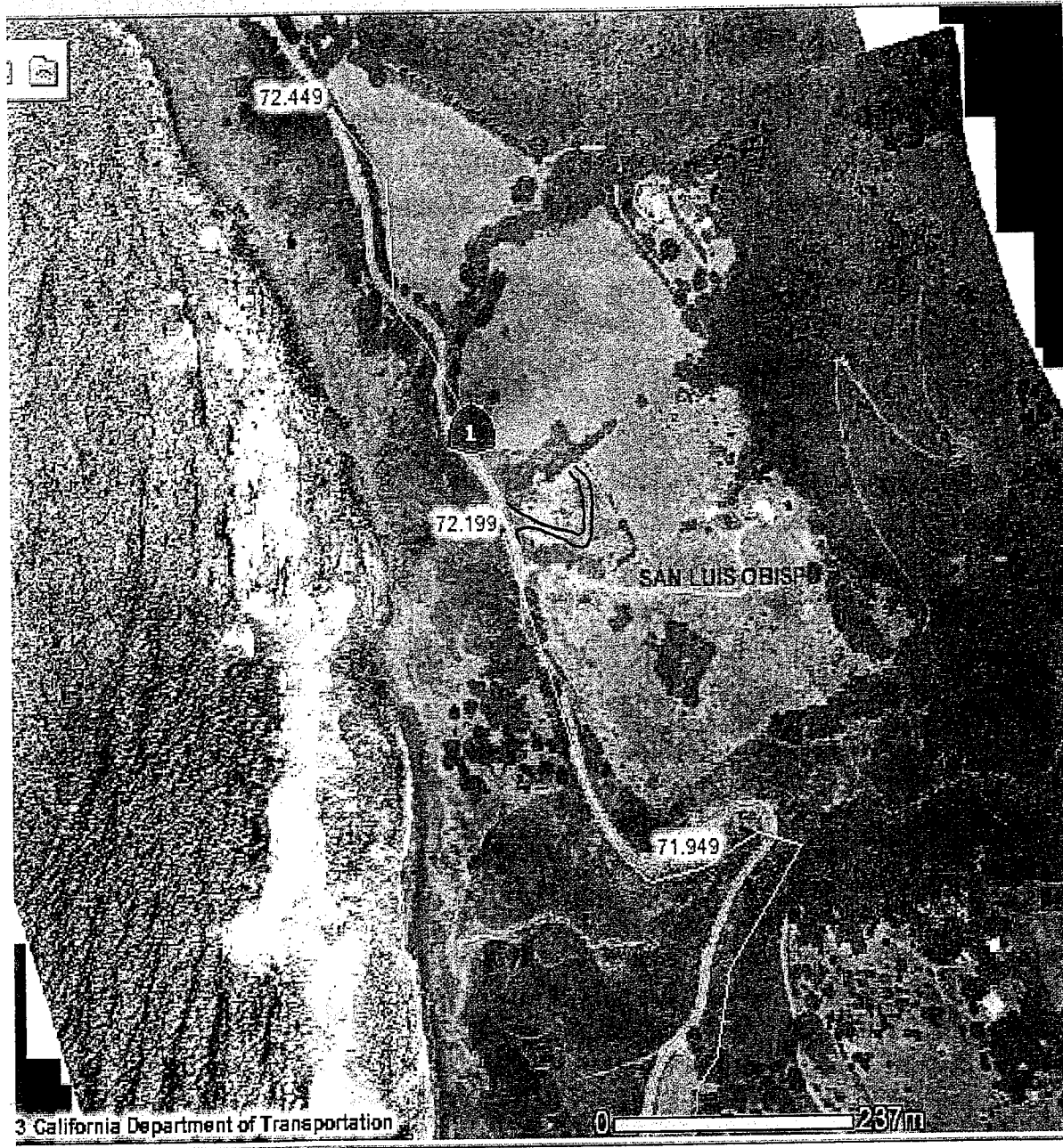
Refresh Map

Layers

Display Active

- ☒ ☐ Photolog
- ☒ ☐ Post Miles
- ☐ ☐ Kilo Posts
- ☐ ☐ Streets
- ☒ ☐ State Highways
- ☐ ☐ DHIPP Grid
- ☒ ☐ DHIPP (North-West Co.)
- ☐ ☐ DHIPP (Center Co.)
- ☐ ☐ DHIPP (South-West Co.)
- ☐ ☐ DHIPP (South Co.)
- ☒ ☐ Cities - major
- ☒ ☐ Counties

assumed location - West MUP



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- ☐ ☐ Kilo Posts
- ☐ ☐ Streets
- ☒ ☐ State Highways
- ☐ ☐ DHIPP Grid
- ☒ ☐ DHIPP (North-West Co.)
- ☐ ☐ DHIPP (Center Co.)
- ☐ ☐ DHIPP (South-West Co.)
- ☐ ☐ DHIPP (South Co.)
- ☒ ☐ Cities - major
- ☒ ☐ Counties

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**WEST / HENNESSY MINOR USE PERMIT
COASTAL DEVELOPMENT PLAN**

Mitigated Negative Declaration Addendum

**ED04-521
May 16, 2005**

Prepared by:
**County of San Luis Obispo
Planning and Building Department
*Environmental Division***

West Minor Use Permit
Mitigated Negative Declaration Addendum

1.0 INTRODUCTION

Background

The proposed single family residence and guesthouse (under the name of West) is the site of a previously approved single family residence and guest house (D000133P: Hennessy). The Hennessy project was approved on September 20, 2002. The Hennessy project was appealed by the Coastal Commission. The appeal was withdrawn after the applicant agreed to minor changes and conditions. Mr. Richard West purchased the property from the Hennessy's with the intent of pulling a building permit under the previous land use approval. However, it was later determined that the septic system was not feasible and the building permit could not be issued. Mr. West then filed a new Minor Use Permit application with a new septic design.

Proposed Project

Richard West is proposing a single family residence and guest house in the same location as the previously approved residence and guest house, however the septic system design has been modified.

Proposed Environmental Determination

Upon review and comparison of the proposed action and the approved development, it was determined that a Negative Declaration Addendum to the West / Hennessy Mitigated Negative Declaration, prepared by the County of San Luis Obispo, pursuant to the California Environmental Quality Act Guidelines Section 15164 et seq., is appropriate. There is no substantial increase in the severity of previously identified significant effects. New information of substantial importance is now known to exist concerning the septic system. Deep wells are not appropriate for the site (Firma, October 2004) and a new septic system has been designed for the site. As a result of the new septic system design the area of disturbance has also increased from square feet to approximately 14, 500 square foot. This information was not known at the time of the previous Negative Declaration.

2.0 ENVIRONMENTAL ANALYSIS OF MINOR PROJECT MODIFICATIONS

The development of a single family residence and guesthouse with a modified septic system design is different than the previously approved project by the County of San Luis Obispo. Two separate engineering firms did an analysis of the deep (dry) well septic system previously proposed for the site and both engineers found that this type of septic system is not feasible at any location on the

parcel. The applicant is now proposing a conventional septic system. This will increase the area of disturbance, however the septic system is designed to minimize site disturbance whenever possible.

3.0 CONCLUSION

Based on the above discussion, the proposed changes to the subject site resulting from the proposed changes to the septic system are not substantially different from those analyzed in the previous Mitigated Negative Declaration (MND), nor would they substantially reduce or change the conclusions of the MND. The applicant will be incorporating these and other required environmental mitigation measures into the project.

Addendum.wpd



COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (SMM)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED00-553

DATE: July 19, 2002

PROJECT/ENTITLEMENT: Hennessy Minor Use Permit D000133P

APPLICANT NAME: Penny Hennessy

ADDRESS: 4061 Constellation, Lompoc. CA. 93436

CONTACT PERSON: David M Brown

Telephone: (805) 927-3376

PROPOSED USES/INTENT: Proposal by Penny Hennessey to grade for and construct a driveway, single family residence (approximately 2,418 square feet) and guest house (approximately 600 square feet), which will result in the disturbance of approximately 11,000 square feet of an approximate 1.56 acre parcel.

LOCATION: The proposed project is within the Agriculture land use category and is located on the east side of Highway 1, approximately 3/4 mile south of Ragged Point Inn, approximately 15 miles north of the San Simeon village area.

LEAD AGENCY: County of San Luis Obispo: Department of Planning & Building (Rm. 310)
County Government Center
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES:
Coastal Commission (Appeal Authority)

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting someone at the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on August 2, 2002
(Circle one) 20-DAY 30-DAY PUBLIC REVIEW PERIOD BEGINS AT TIME OF NOTICE PUBLICATION

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☒ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Title

Date

Public Agency

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Hennessy Minor Use Permit; D000133P

Project Applicant

Penny Hennessy

Address: 4061 Constellation
City, State, Zip Code: Lompoc, CA. 93436
Telephone #: (805) 733-4169

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

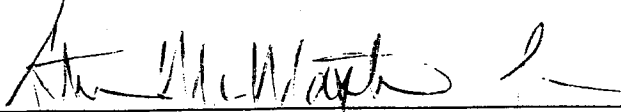
FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☐ The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☒ The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- ☐ Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date:

7/19/02



COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. *Hennessy Minor Use Permit D000133P ED00-553*

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wastewater |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |
- ☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Steven McMasters
Prepared by(Print)

Steven McMasters
Signature

7/29/02
Date

Eric Wier
Reviewed by(Print)

Eric Wier
Signature

Ellen Carroll,
Environmental Coordinator
(for) *7/29/02*
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: - Proposal by Penny Hennessey to grade for and construct a driveway, single family residence (approximately 2,418 square feet) and guest house (approximately 600 square feet), which will result in the disturbance of approximately 11,000 square feet of an approximate 1.56 acre parcel. The proposed project is within the Agriculture land use category and is located on the east side of Highway 1, approximately 3/4 mile south of Ragged Point Inn, approximately 15 miles north of the San Simeon village area.

ASSESSOR PARCEL NUMBER(S): 011-021-010

SUPERVISORIAL DISTRICT #2

B. EXISTING SETTING

PLANNING AREA: Rural North coast

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Geological Study Area, Sensitive Resource Area

EXISTING USES: Undeveloped

TOPOGRAPHY: Steeply to moderately sloping

VEGETATION: Grassland, conifers

PARCEL SIZE: 1.56 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture - Residence

East: Agriculture/ Rural lands - Residence

South: Agriculture - Residence

West: Agriculture - Highway 1/Pacific Ocean

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically offensive site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to the public?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.. The subject parcel is a 1.5 acre lot located on the east side of Highway 1, directly adjacent to the highway approximately 1 mile south of the Ragged Point Inn. The setting of the project is dominated by the rugged, steep "Big Sur" coastline characterized by steep ocean cliffs, rocky shoreline, twisting curves (of Highway 1) and sparse development. The parcel rises steeply above the highway and consists primarily of 20 - 30% slopes with a flatter area in the northeast corner of the lot. An existing driveway traverses the lot to this northeast corner.

The proposed single family residence is located in this northeast corner, in the area of gentler slopes. Due to the configuration of the lot and the highway, this area is the least visible location from Highway 1. Development at this location will be significantly above the level of the highway traveler (55-70 feet). Northbound travelers will catch a glimpse of the development above and to the east. The development will not be visible for southbound travelers. Despite the minimal visibility, excessive height, bulk, colors or lighting could draw attention to the development and increase visibility.

Mitigation/Conclusion. The applicant revised the originally proposed two story structure to lower the profile of the structure from the highway. This was done by increasing the excavation for the project and by eliminating the second story (with the exception of a portion above the lowered garage). In addition, the project will be required to incorporate the following measures to reduce potential visual impacts to less than significant levels:

1. Provide additional landscape screening including evergreen species to screen the development from view from Highway 1.
2. Include a roof pitch of no steeper than 5:12.
3. Use exterior materials and colors that minimize the structure massing by reducing the contrast between the proposed development and the surrounding environment including colors that blend and are compatible with the natural colors of the surrounding environment, including

vegetation, rock outcrops, etc.

4. Provide an exterior lighting plan that includes shielded elements from highway 1 and the ocean and require implementation of these elements of the plan.

Incorporation of these project revisions and other mitigation elements will reduce the visual impact to a level of insignificance.

2. AGRICULTURAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is located in a moderately to steeply sloping area on a small 1.5 acre parcel within the Agriculture land use category. The only agricultural activity in the area is grazing. The development of a single family residence will not remove a significant area from agricultural production, or affect surrounding agricultural activities.

3. AIR QUALITY - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. As proposed, the project will result in the disturbance of approximately 11,000 square feet. This will result in both short-term vehicle emissions (which helps create ozone) and the creation of dust during construction. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below the threshold warranting any mitigation. Therefore, no mitigation measures are necessary and the potential impacts are considered less than significant.

vegetation, rock outcrops, etc.

4. Provide an exterior lighting plan the includes shielded elements from highway 1 and the ocean

Incorporation of these project revisions and other mitigation elements will reduce the visual impact to a level of insignificance.

2. AGRICULTURAL RESOURCES - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is located in a moderately to steeply sloping area on a small 1.5 acre parcel within the Agriculture land use category. The only agricultural activity in the area is grazing. The development of a single family residence will not remove a significant area from agricultural production, or affect surrounding agricultural activities.

3. AIR QUALITY - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. As proposed, the project will result in the disturbance of approximately 11,000 square feet. This will result in both short-term vehicle emissions (which helps create ozone) and the creation of dust during construction. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below the threshold warranting any mitigation. Therefore, no mitigation measures are necessary and the potential impacts are considered less than significant.

4. BIOLOGICAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site supports limited grassland, scrub and cypress trees. Portions of the lot are sparsely vegetated due to cuts created by Highway 1 or the existing driveway. The Natural Diversity Database (1999) identified the following sensitive species or habitats within close proximity of the proposed project: Southwestern pond turtle, & Monarch butterfly. The project site does not support the appropriate habitat for these species. No adverse biological impacts are anticipated.

5. CULTURAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.. The project site lies within the territory historically occupied by the Obispeno Chumash and the southern Salinan. The project is not located in an area that would be considered culturally sensitive due to the steep slope, and lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials were noted on-site and no impacts are anticipated.

No significant paleontological resources are known to exist in the area.

6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Geology. The topography of the project is steeply to moderately sloping. The area proposed for development is within the Geological Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low. The project is approximately 500 feet east of the area of the Hosgri-San Simeon-San Gregorio fault (a designated Alquist Priolo Special Studies Zone). A landslide has also been identified in the same area. An Engineering Geology Investigation (Geosolutions; 11/7/00) was prepared for the site. The investigation identified that the ridge on which the development is proposed is favorable from a geologic standpoint due to near surface bedrock and lack of liquefaction or landslide hazards. However, due to it's proximity to the identified fault zone, it is recommended that an engineering geologist observe

construction trenching to ensure that no fault indications are uncovered.

Drainage. The area proposed for development is outside of the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, these soils are very poorly to moderately drained. The steep slopes raise a concern regarding off-site drainage. This is especially a concern due to the fact that the site drains onto Highway 1 and could affect the condition of that roadway.

Sedimentation and Erosion. The soil types include: C223 Xerorthents, Escarpment, C210 Still gravelly sandy loam, C199 San Simeon sandy loam. As described in the NRCS Soil Survey, the soil surface is considered moderately erodible and has a low to high shrink-swell characteristic. The steep slopes raise a concern regarding erosion and sedimentation as a result of the proposed development. The existing driveway shows signs of gullying and erosion.

Mitigation/Conclusion. The project will be required to incorporate measures to reduce drainage and erosion impacts to less than significant levels. These measures include specific drainage, sedimentation and erosion plans that minimize run-off and erosive drainage. In addition, the drainage plan shall be reviewed by Caltrans to assure protection of Highway 1.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. No significant fire safety risk was identified. No impacts as a result of hazards or hazardous materials are anticipated.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels which exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is located to Highway 1 which can carry a significant amount of traffic at certain times of the year. However, the building site is located above and away from the highway with the existing slopes shielding the building site from the majority of traffic noise. The project will not generate nor is not exposed to significant stationary or transportation-related noise sources, therefore, no significant noise impacts are expected to occur.

9. POPULATION/HOUSING - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Population and Housing Impacts - The project will not result in a need for a significant amount of new housing, and will not displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

10. PUBLIC SERVICES/UTILITIES -
Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The closest CDF fire station is the San Simeon station, which is about 18 miles from the proposed project. The closest Sheriff substation is in San Simeon, which is about 20 miles from the proposed project. The project will be subject to Public Facilities Fees and will be responsible for their fair-share contribution. The collection of this fee and resulting improvements will mitigate the project's impact on public services.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The County Trails Plan does not show a future trail being considered on the subject property and no impacts to recreational resources are anticipated.

12. TRANSPORTATION/ CIRCULATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/ CIRCULATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project fronts Highway 1, a state highway. The project will not generate a significant amount of traffic and will access the highway from an existing driveway entrance. Caltrans will have authority over specific access requirements through issuance of an Encroachment Permit.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater system will be placed is C223 Xerorthents, Escarpment, C210 Still gravelly sandy loam, C199 San Simeon sandy loam. For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the soil's ability to percolate or

"filter" effluent, the soil's depth and the slope on which the system is placed. To assure a successful system that meets the Central Coast Basin Plan, additional analysis or engineering is needed when one or more factors exist: the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch); the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or the separation between the bottom of the leach line to bedrock or high groundwater is less than five feet.

A Septic System Design Report (Geosolutions; 1/10/01) and Soils Engineering Report (Geosolutions; 1/10/01) were prepared for the project site. Bedrock was identified at a depth of 12 feet. Limitations to wastewater disposal included slow percolation rates and steep slopes. The Septic System Design Report identified that a septic disposal system is feasible for the site.

Mitigation/Conclusion. The Design Report made specific recommendations regarding the depth of the leach field and the area needed for disposal. These recommendations will be implemented during the building permit and inspection process.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact - Water Usage- The project proposes to use onsite well as its water source. A pump test of the existing well indicates a supply of 3-4 gallons per minute. This is considered sufficient to support a single family residence.

Surface Water- The site does not drain to a defined surface water course, but rather towards Highway 1 and through the highway drainage facilities towards the bluff.

No significant impact to water resources is anticipated.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to several agencies to review for various policy consistencies (e.g., APCD on Land Use Strategies of the Clean Air Plan). The project was found to be consistent with these documents.

The proposed project is not within or adjacent to a Habitat Conservation Plan area.

No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when</i>				

viewed in conjunction with the effects of past projects, the effects of other current project's, and the effects of probable future projects)

☐☒☐☐

- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an "X") and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<u>X</u>	County Public Works Department	In File *
___	County Environmental Health Division	Not Applicable
___	County Agricultural Commissioner's Office	Not Applicable
___	County Airport Manager	Not Applicable
___	Airport Land Use Commission	Not Applicable
___	Air Pollution Control District	Not Applicable
___	County Sheriff's Department	Not Applicable
___	Regional Water Quality Control Board	Not Applicable
<u>X</u>	CA Coastal Commission	None
___	CA Department of Fish and Game	Not Applicable
<u>X</u>	CA Department of Forestry	In File *
___	CA Department of Transportation	Not Applicable
___	_____ Community Service District	Not Applicable
<u>X</u>	Other <u>North Coast Advisory Council</u>	In File *

* "No comment" or "No concerns"-type responses are usually not attached

The following checked ("✓") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<u>✓</u> Project File for the Subject Application	<u>✓</u> North Coast Area Plan
<u>County documents</u>	___ Circulation Study
___ Airport Land Use Plans	<u>Other documents</u>
<u>✓</u> Annual Resource Summary Report	<u>✓</u> Archaeological Resources Map
___ Building and Construction Ordinance	<u>✓</u> Area of Critical Concerns Map
___ Coastal Policies	<u>✓</u> Areas of Special Biological
<u>✓</u> Framework for Planning (Coastal & Inland)	Importance Map
<u>✓</u> General Plan (Inland & Coastal), including all	<u>✓</u> California Natural Species Diversity
maps & elements; more pertinent elements	Database
considered include:	<u>✓</u> Clean Air Plan
<u>✓</u> Agriculture & Open Space Element	<u>✓</u> Fire Hazard Severity Map
<u>✓</u> Energy Element	<u>✓</u> Flood Hazard Maps
<u>✓</u> Environment Plan (Conservation,	<u>✓</u> Natural Resources Conservation
Historic and Esthetic Elements)	Service Soil Survey for San Luis
<u>✓</u> Housing Element	Obispo County
<u>✓</u> Noise Element	<u>✓</u> Regional Transportation Plan
___ Parks & Recreation Element	<u>✓</u> Uniform Fire Code
<u>✓</u> Safety Element	<u>✓</u> Water Quality Control Plan (Central
<u>✓</u> Land Use Ordinance	Coast Basin - Region 3)
___ Real Property Division Ordinance	___ Other _____
___ Trails Plan	___ Other _____
___ Solid Waste Management Plan	

In addition, the following project-specific information and/or reference materials have been considered as a part of the Initial Study:

Engineering Geology Investigation (Geosolutions; 11/7/00)

Septic System Design Report (Geosolutions; 1/10/01)

Soils Engineering Report (Geosolutions; 1/10/01)

E. Exhibit B - Mitigation Summary Table

Aesthetics

1. **At the time of application for construction permits**, the applicant shall demonstrate that the project is consistent with the submitted site plan and elevations including:
 - a. Location of structures in the least visible, northeast portion of the lot.
 - b. Use of excavation to lower structure on lot.
 - c. Structures predominantly single story (with the exception of the area where the garage is located in the "understory").
 - d. Location of the guest house as close as practicable to the main house (no further than 60 feet).
 - e. Roof pitch of both structures at no steeper than 5:12.
2. **Prior to permit issuance**, the applicant shall submit a revised color board showing exterior colors and surface materials. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.
3. **Prior to final inspection**, the applicant shall demonstrate compliance with the approved color board showing exterior colors and surface materials.
4. **Prior to final inspection**, the applicant shall install the tree planting as identified in the approved site plan.
5. **Prior to permit issuance**, the applicant shall submit an exterior lighting plan. The plan shall indicate all exterior light locations. All exterior lights shall be shielded from view of Highway 1 and the Pacific Ocean.

Geology & Soils

6. **Prior to issuance of construction permits**, the applicant shall submit a Sedimentation and Erosion Control Plan, prepared and signed by a Registered Civil Engineer, that addresses both temporary and long-term sedimentation and erosion control measures. The plan shall include but not be limited to the following measures:
 - **Slope surface stabilization:** Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect exposed erodible areas during construction. Earth or paved interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
 - **Erosion and sedimentation control devices:** In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water.

- **Final erosion control measures:** All surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion within 30 days after completion of grading, unless the graded areas are covered with impervious or other improved surfaces authorized by approved plans.
 - **Control of off-site effects:** All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties. Special attention shall be given to assure no material is deposited on Highway 1.
7. **Prior to any site disturbance,** the applicant shall submit to the County for review and approval (in consultation with Caltrans), a Drainage Plan, prepared by a Registered Civil Engineer, that evaluates: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems; and 2) estimates of existing and increased runoff resulting from the proposed improvements.
 8. **Prior to occupancy or final inspection, whichever occurs first,** the Registered Civil Engineer shall verify that the recommendations of the Drainage Plan and the Sedimentation and Erosion Control Plan have been incorporated into the final design and construction. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Engineer, the applicant shall execute a plan check and inspection agreement with the County, so the drainage, sedimentation and erosion control facilities can be inspected and approved before a certificate of occupancy is issued.

DATE: June 20, 2002

**DEVELOPER'S STATEMENT FOR HENNESSEY MINOR USE PERMIT
ED00-553 (D000133P)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Visual

1. **At the time of application for construction permits**, the applicant shall demonstrate that the project is consistent with the submitted site plan and elevations including:
 - a. Location of structures in the least visible, northeast portion of the lot.
 - b. Use of excavation to lower structure on lot.
 - c. Structures predominantly single story (with the exception of the area where the garage is located in the "understory").
 - d. Location of the guest house as close as practicable to the main house (no further than 80 feet).
 - e. Roof pitch of both structures at no steeper than 5:12.
2. **Prior to permit issuance**, the applicant shall submit a revised color board showing exterior colors and surface materials. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.
3. **Prior to final inspection**, the applicant shall demonstrate compliance with the approved color board showing exterior colors and surface materials.
4. **Prior to final inspection**, the applicant shall install the tree planting as identified in the approved site plan.

5. **Prior to permit issuance**, the applicant shall submit an exterior lighting plan. The plan shall indicate all exterior light locations. All exterior lights shall be shielded from view of Highway 1 and the Pacific Ocean.

Sedimentation & Erosion Control

6. **Prior to issuance of construction permits**, the applicant shall submit a Sedimentation and Erosion Control Plan, prepared and signed by a Registered Civil Engineer, that addresses both temporary and long-term sedimentation and erosion control measures. The plan shall include but not be limited to the following measures:

- **Slope surface stabilization:** Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect exposed erodible areas during construction. Earth or paved interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
- **Erosion and sedimentation control devices:** In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water.
- **Final erosion control measures:** All surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion within 30 days after completion of grading, unless the graded areas are covered with impervious or other improved surfaces authorized by approved plans.
- **Control of off-site effects:** All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties. Special attention shall be given to assure no material is deposited on Highway 1.

7. **Prior to any site disturbance**, the applicant shall submit to the County for review and approval (in consultation with Caltrans), a Drainage Plan, prepared by a Registered Civil Engineer, that evaluates: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems; and 2) estimates of existing and increased runoff resulting from the proposed improvements.

8. **Prior to occupancy or final inspection, whichever occurs first**, the Registered Civil Engineer shall verify that the recommendations of the Drainage Plan and the Sedimentation and Erosion Control Plan have been incorporated into the final design and construction. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Engineer, the

applicant shall execute a plan check and inspection agreement with the County, so the drainage, sedimentation and erosion control facilities can be inspected and approved before a certificate of occupancy is issued.

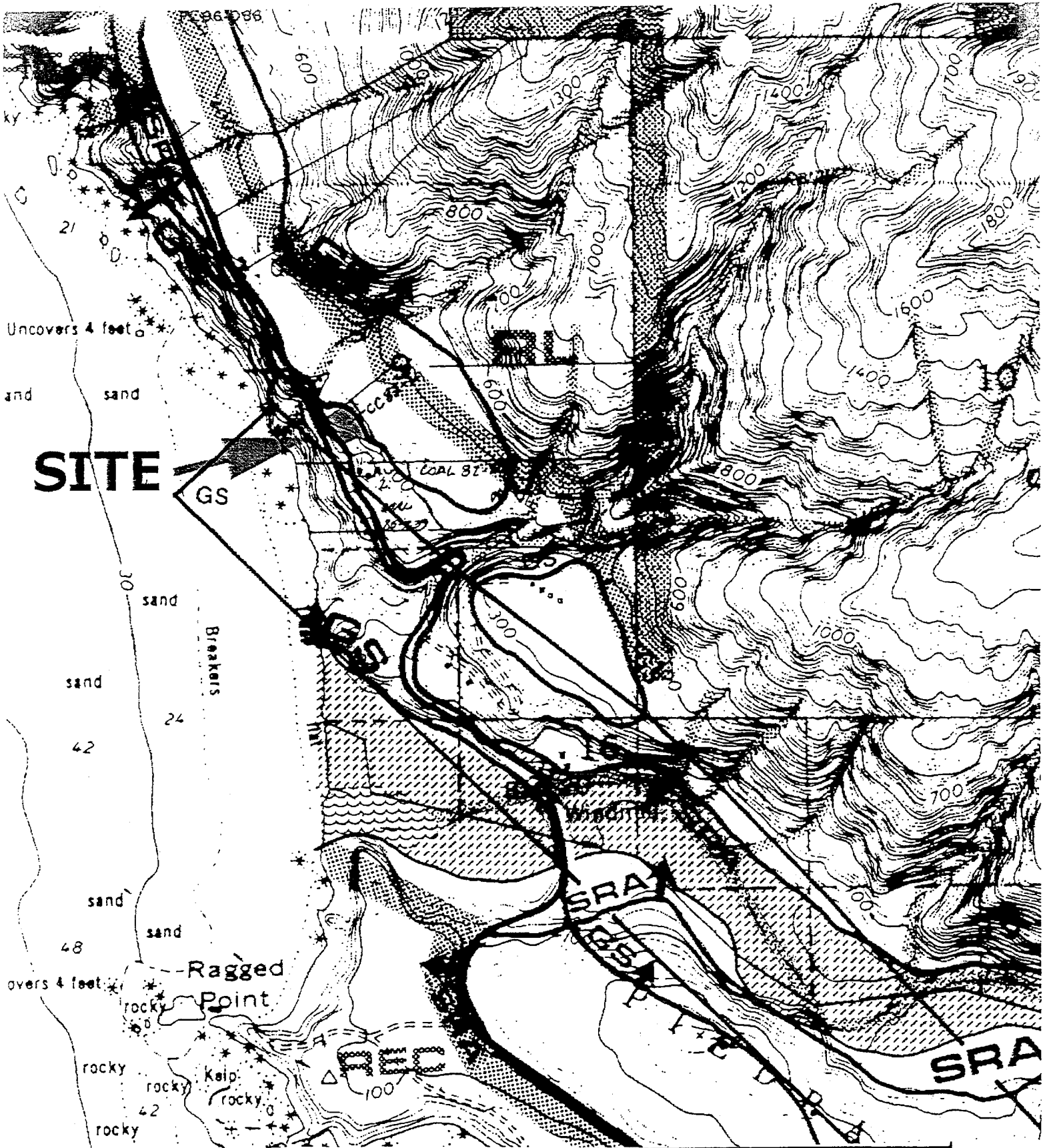
The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project.

Penelope S. Hennessy
Signature of Owner(s)

June 29, 2002
Date

Penelope S. Hennessy
Name (Print)

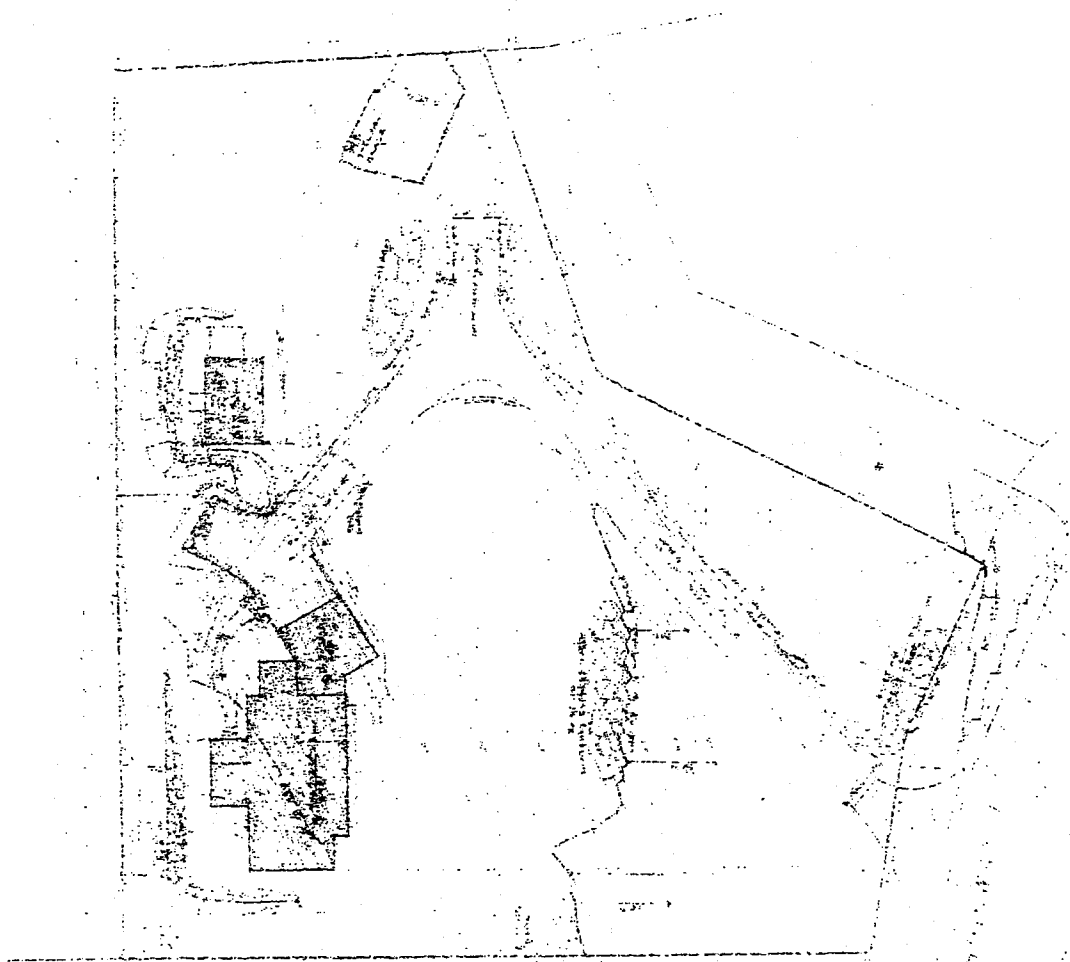
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HENNESSEY MINOR USE PERMIT
D000133P



LAND USE CATEGORY



REARVIEW DRIVE

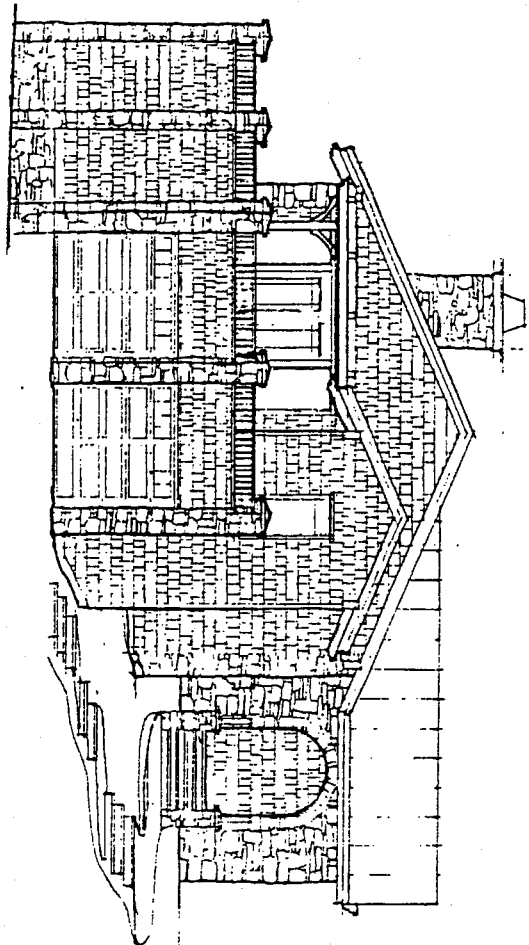
SITE PLAN
GRADING PLAN

HENNESSEY MINOR USE PERMIT
D000133P

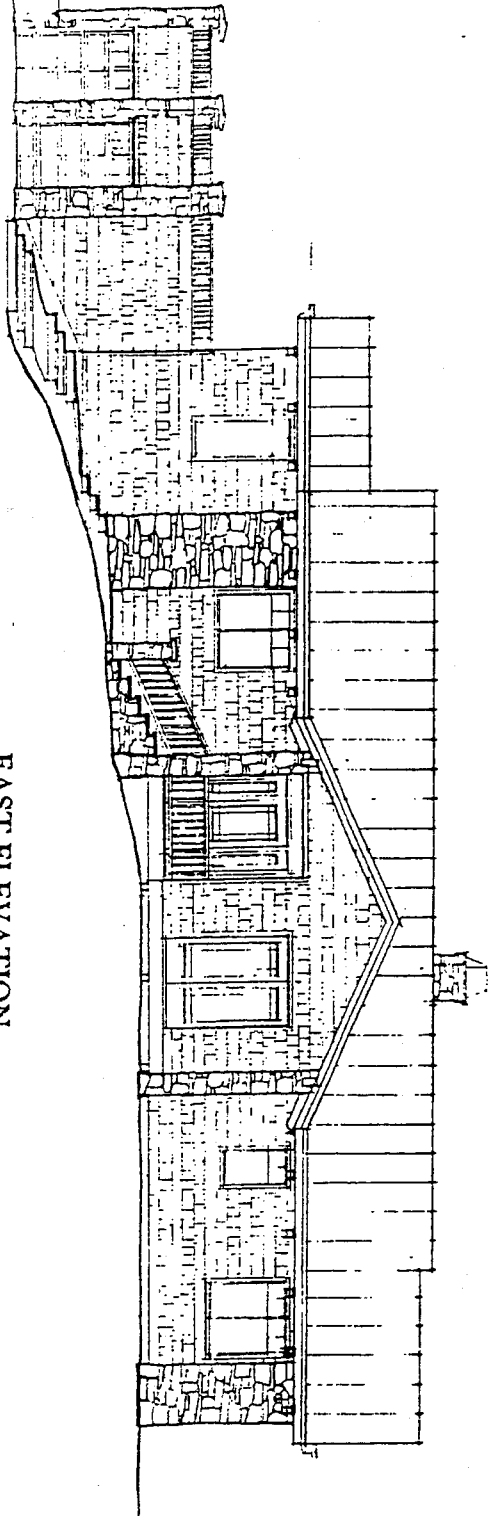


SITE PLAN

SOUTH ELEVATION



EAST ELEVATION

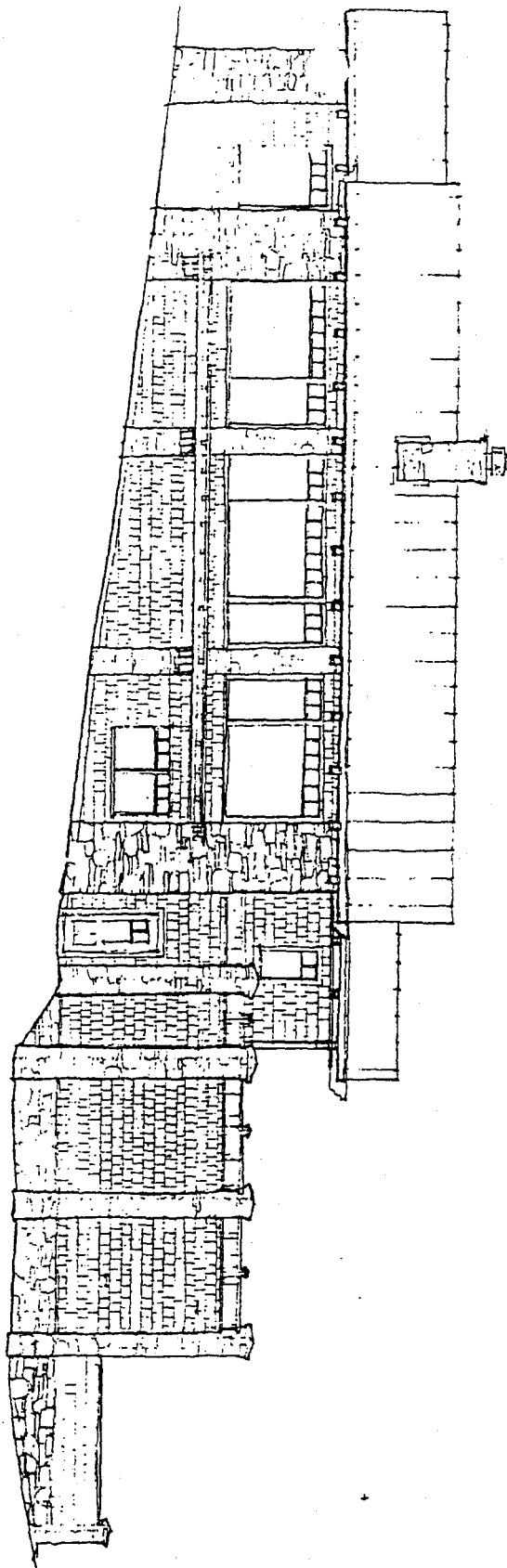


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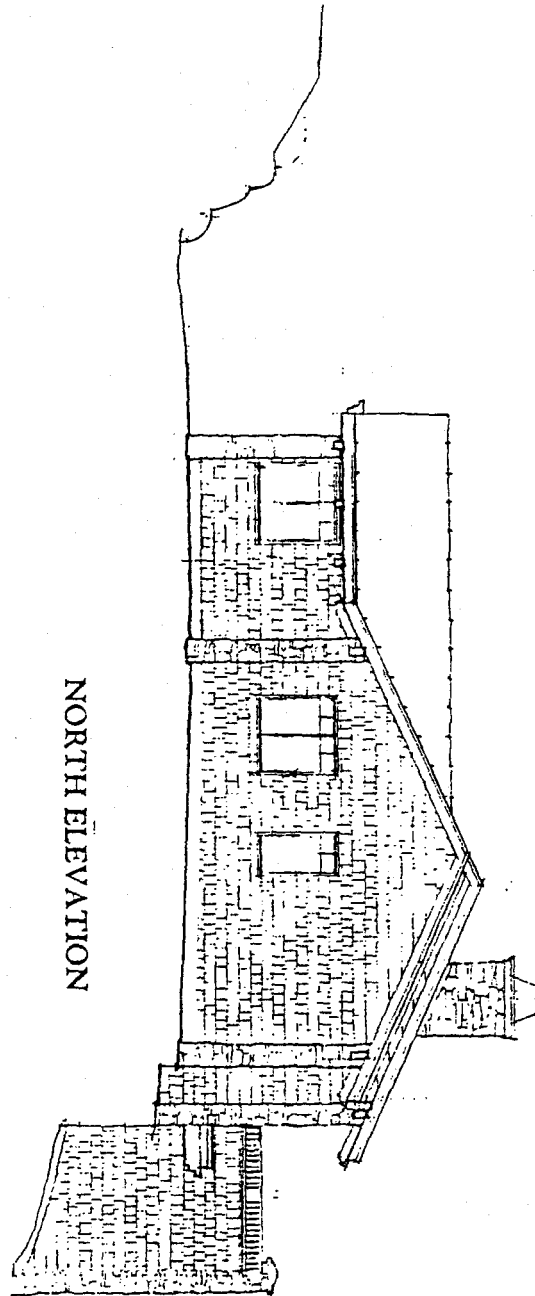


ELEVATIONS

WEST ELEVATION



NORTH ELEVATION

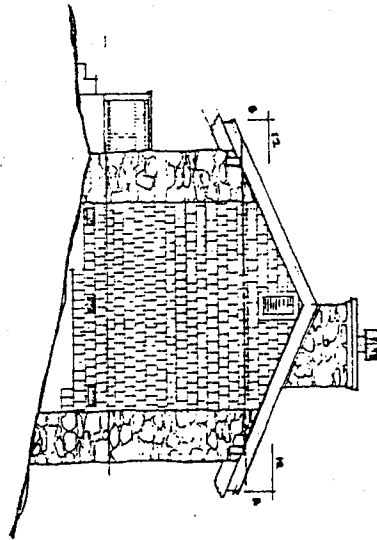


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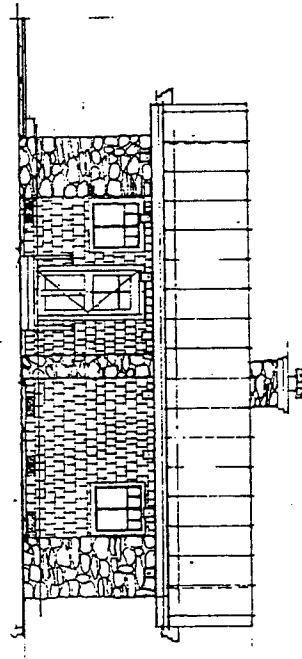


ELEVATIONS

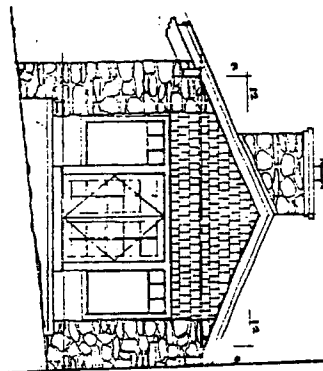
NORTH ELEVATION



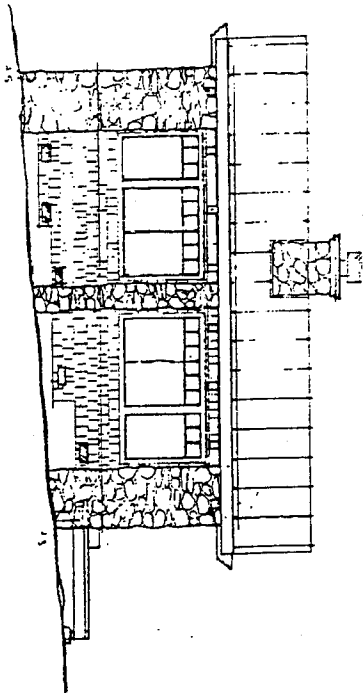
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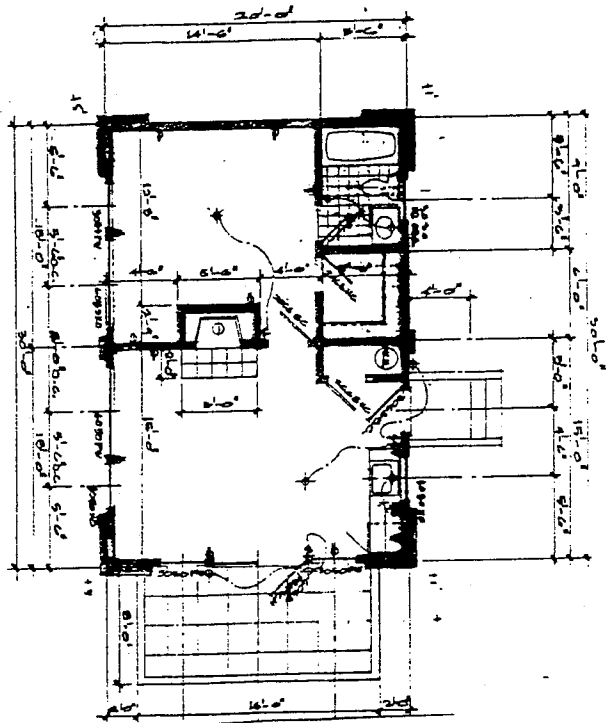
SOUTH ELEVATION



WEST ELEVATION



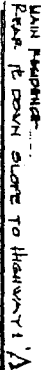
FLOOR PLAN 000 1-1



HENNESSEY MINOR USE PERMIT
D000133P



ELEVATIONS



HENNESSEY MINOR USE PERMIT
D000133P

